

## Design Standards for Single Family Units

The following standards reflect Section 7.2 of the Troup County Zoning Ordinance.

Standard	Minimum
<b>Width</b>	24'
<b>Roof Pitch</b>	5/12
<b>Heated Area</b>	1,000 HSF

- ✓ The roof shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass tiles, metal tiles, slate, built up gravel materials or other materials approved by the Offices Building and Inspections and Planning and Zoning of Troup County.
- ✓ The exterior siding materials shall consist of wood, masonry, concrete lap, stucco, masonite, metal lap, vinyl lap, or other materials of like appearance approved by the Offices of Planning and Zoning and Building and Inspections of Troup County.
- ✓ Permanent foundations shall meet the requirements of standard building code.
- ✓ For all homes, a landing area is required and its width and length must be greater than or equal to the width of the entrance doorway and shall have a roof on the landing in the same material as on the roof of the dwelling.

These standards reflect Section **25.4** of the Troup County Zoning Ordinance (v090602) and apply to all single family residential structures. Structures subject to these standards shall meet all other standards for the zoning district in which the structure is proposed for location.

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### Development Minimums

Applies to all parcels divided after July 1, 2008 regardless of residence type. No new lots shall be approved without appropriate approvals per the Troup County Zoning Ordinance.

Table	<i>Residential Zoning District</i>							
<i>Standard</i>	AG	AGR	RR	LR	LRR	SFMD(B) <sup>1</sup>	SFMD(A) <sup>2</sup>	SFMD(C) <sup>2</sup>
Min Lot Size	5 ac	2 ac	5 ac	2 ac	3 ac	1.5-.19 ac	1.0-1.49	< 1.0 ac
Min Frontage	220'	150'	300'	150'	175'	125'	100'	60'
Culdesac	100'	75'	N/A	75'	75'	60'	45'	60'
Front Setback <sup>4</sup>	All (except RR) front setbacks are from the center-line of the road. *RR is from front edge of property.							
Arterial	145'	125'		125'	130'	120'	120'	100'
Collector	125'	100'		100'	120'	110'	110'	90'
Local & SD	100'	90'	*75'	80'	100'	90'	90'	45'
Side	50'	30'	20'	25'	50'	20'	20'	5' <sup>3</sup>
Rear	50'	40'	40'	45'	50'	40'	40'	25'
Corp Adjacent	0'	0'	0'	0'	0'	0'	0'	0'
Max Bldg Ht	40'	40'	N/A'	40'	40'	40'	40'	N/A

<sup>1</sup> SFMD has 3 development options. The minimum lot sizes vary if an approved development plan has been adopted, otherwise, use a 1.5-acre minimum lot size and associated standards for lot divisions.

<sup>2</sup> SFMD setbacks and frontages apply to any developments approved after July 1, 2008 and any lot existing on July 1, 2008 for the appropriate acreage. 1.01 to 1.49 acres is SFMD(A), less than one acre is SFMD(C).

<sup>3</sup> Plus 3' for every additional story over one. Side yards abutting streets shall meet the setback requirement for the road classification.

<sup>4</sup> Setbacks from roads for are subject to the most recent Georgia Department of Transportation Functional Road Classification System for Troup County.

Additional standards to ensure appearance consistent with surrounding neighborhood are required described below. These are minimum County standards. Additional or more stringent standards may be required by subdivision, home or property owner covenants.

a. The exterior siding material shall consist of wood, masonry, concrete, stucco, masonite or vinyl lap or other materials of like appearance. Vinyl lap siding may not be used on more than 25% of the front façade of the dwelling unit.

b. Buildings shall utilize **at least two (2)** of the following design features to provide visual relief along the front of the dwelling unit.

- Dormers (functional or false)
- Gables
- Recessed entries
- Covered front porches
- Pillars or posts
- Arches
- Quoin corners
- Two or more brick masonry bond treatments
- Side loaded garage or carport
- Bay windows (minimum 24-inch projection)

- ✓ The garage shall not occupy more than 40% of the total building frontage. This measurement does not apply to garages facing an alley.
- ✓ On single family dwellings walls which face a street other than an alley shall contain at least 20% of the wall space in windows and doors. Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with architectural surround at the jamb.
- ✓ The minimum roof overhang shall be twelve (12) inches, exclusive of porches and patios.
- ✓ In order to promote environmental sustainability each dwelling shall utilize the following features to reduce energy and water consumption:
  - Energy Star windows
  - Foundation insulation rated at R-values of 4 to 13
  - Wall insulation rated at R-values of 11 to 22
  - Ceiling insulation:
    - Where an attic is present and there is no space limitation, insulation should have R-values of 19-50.
    - Where space is limited or vaulted ceilings insulation should have R-values of 19 to 30. 3.
  - Water conservation: Low flow bathroom and kitchen faucets **or** grey-water or rain-water conservation systems.

Further, all structures shall comply with the adopted International Codes as amended.

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### **Address Display**

Troup County has standards for Address Display to help public safety services locate homes and businesses. Only the Troup County Mapper is authorized to assign new or change existing addresses.

For all homes, addresses should be

- by the driveway
- at least 18" off the ground
- preferably on the mailbox
- contrasting color to the background (reflective is best)

### **Sizes**

**4"** For homes on roads with **55 MPH** or higher

**3"** on other local roads

**2"** on certain subdivision roads, such as where speeds are **25 MPH** or less. A waiver is required.

There are other standards for businesses, mobile home parks, apartments, common driveways, etc.